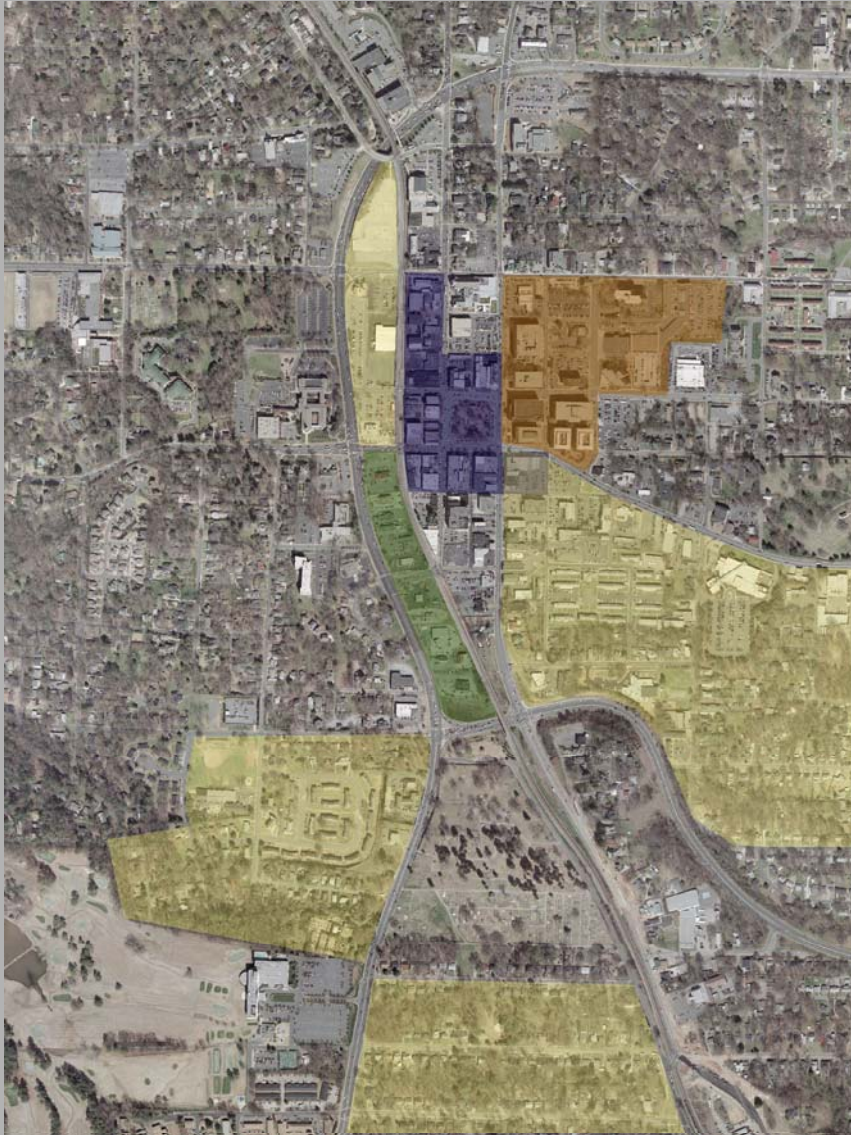


City of Marietta

Cultural Threshold






Zoning



- site
- central business district
- government
- new development










Vehicular Circulation



-  railroad
-  primary
-  secondary

Immediate site Analysis



-  railroad/ trail
-  primary rds
-  secondary rds
-  tertiary rds
-  high ped.
-  trouble intersection
-  main ped. crossings
-  keep
-  remove

Surrounding Context

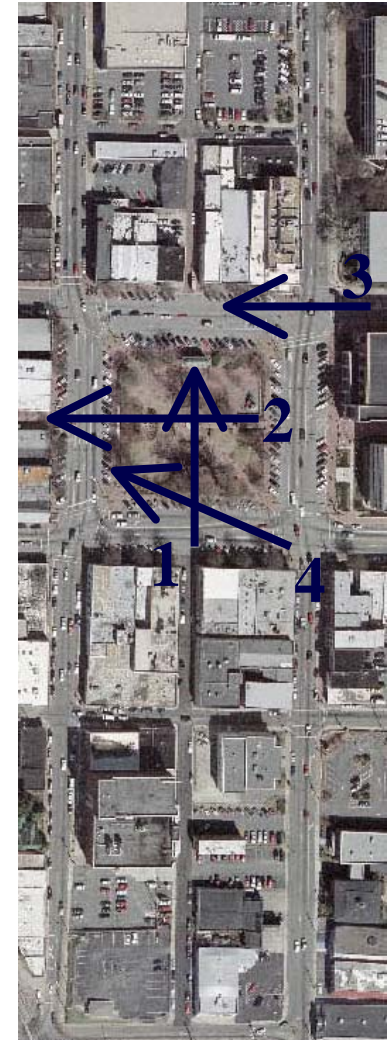


- restaurant
- entertainment/
cultural
- retail
- government

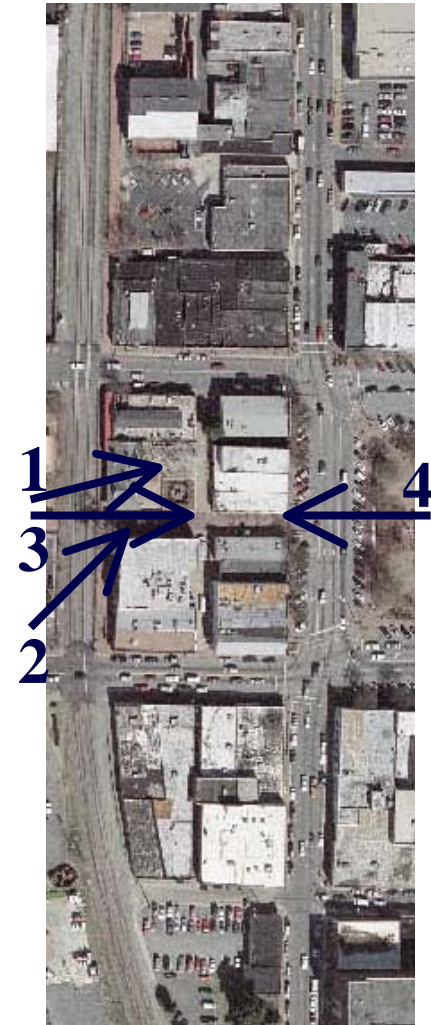
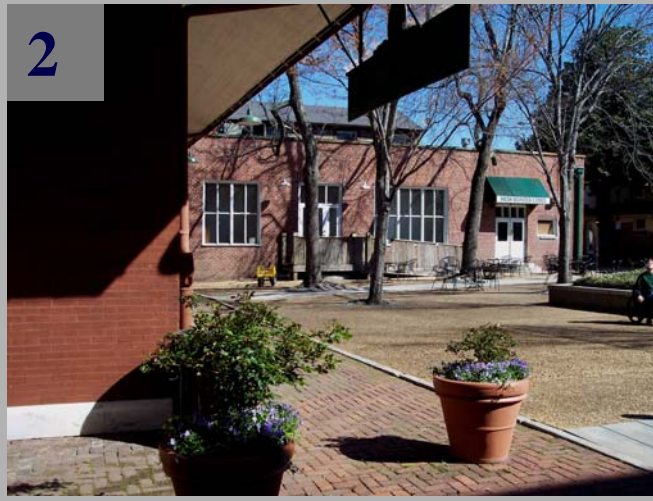
Surrounding Context



Surrounding Context



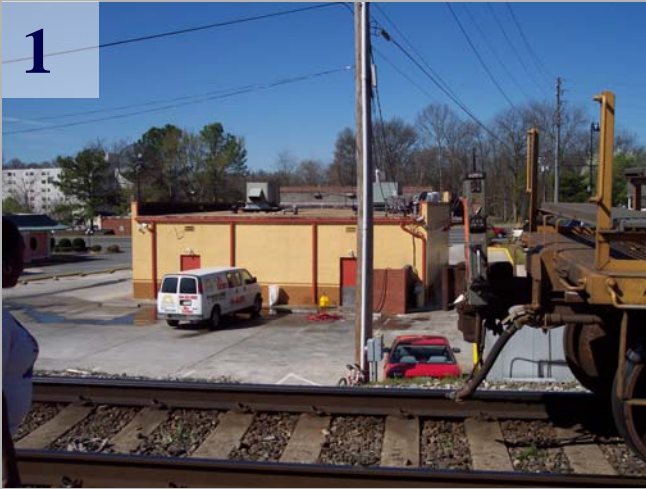
Surrounding Context



Surrounding Context



Surrounding Context



Surrounding Context



Establishments to Remove



Establishments to Relocate



Plan of Action

Suggested Program for Mixed Use Development:

- Restaurants
- Retail
- Services (Laundry Mat, Etc.)
- Student Housing (SPSU, KSU)
- Night Life (Sports Bars)
- Fast Food (No Drive Thru)
- Offices
- Residential Units
- Corporate Grocery (adjacent to site)
- Parking Deck Off Site



 mixed use
development

 hotel

Plan of Action

This Phased Development will allow for existing tenants that are relocating back onto the site to be the first to upgrade.

These phases of development also allow for the site to be occupied in the direction that people would be approaching.



 Phase I

 Phase II

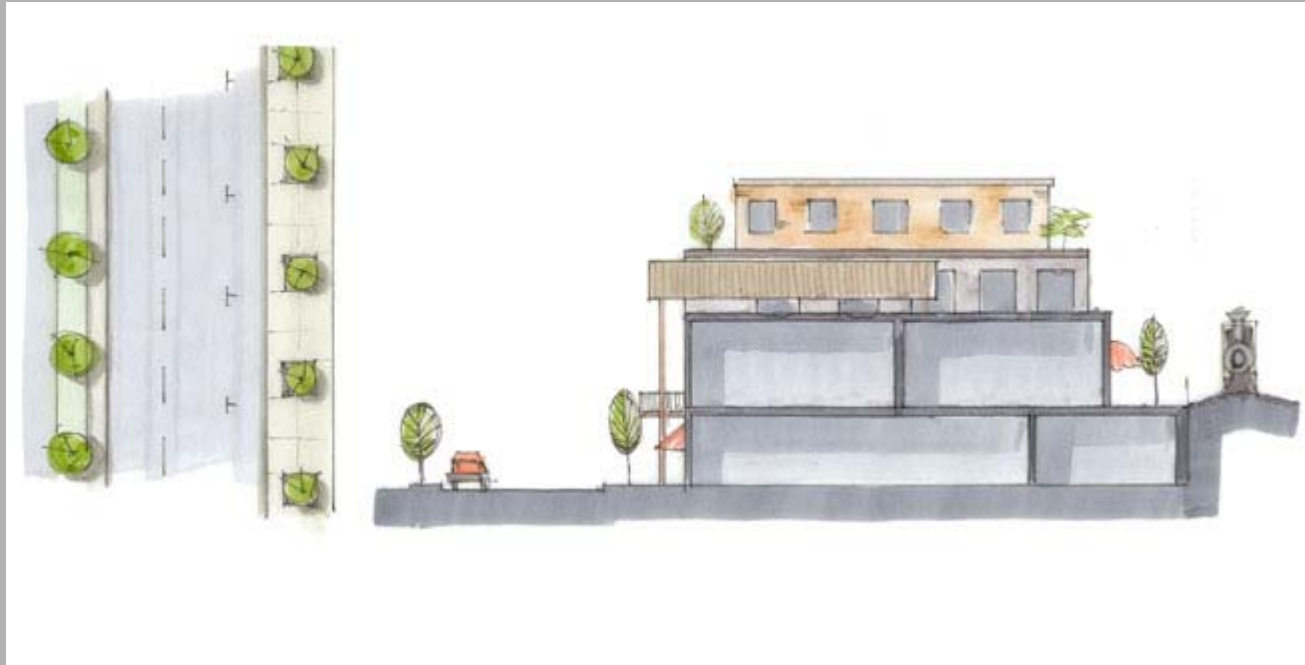
 Phase III

Cultural Threshold



- hotel
- Mixed use
- Vertical Circulation

Cultural Threshold



Access Road Plan

Section Through the Site

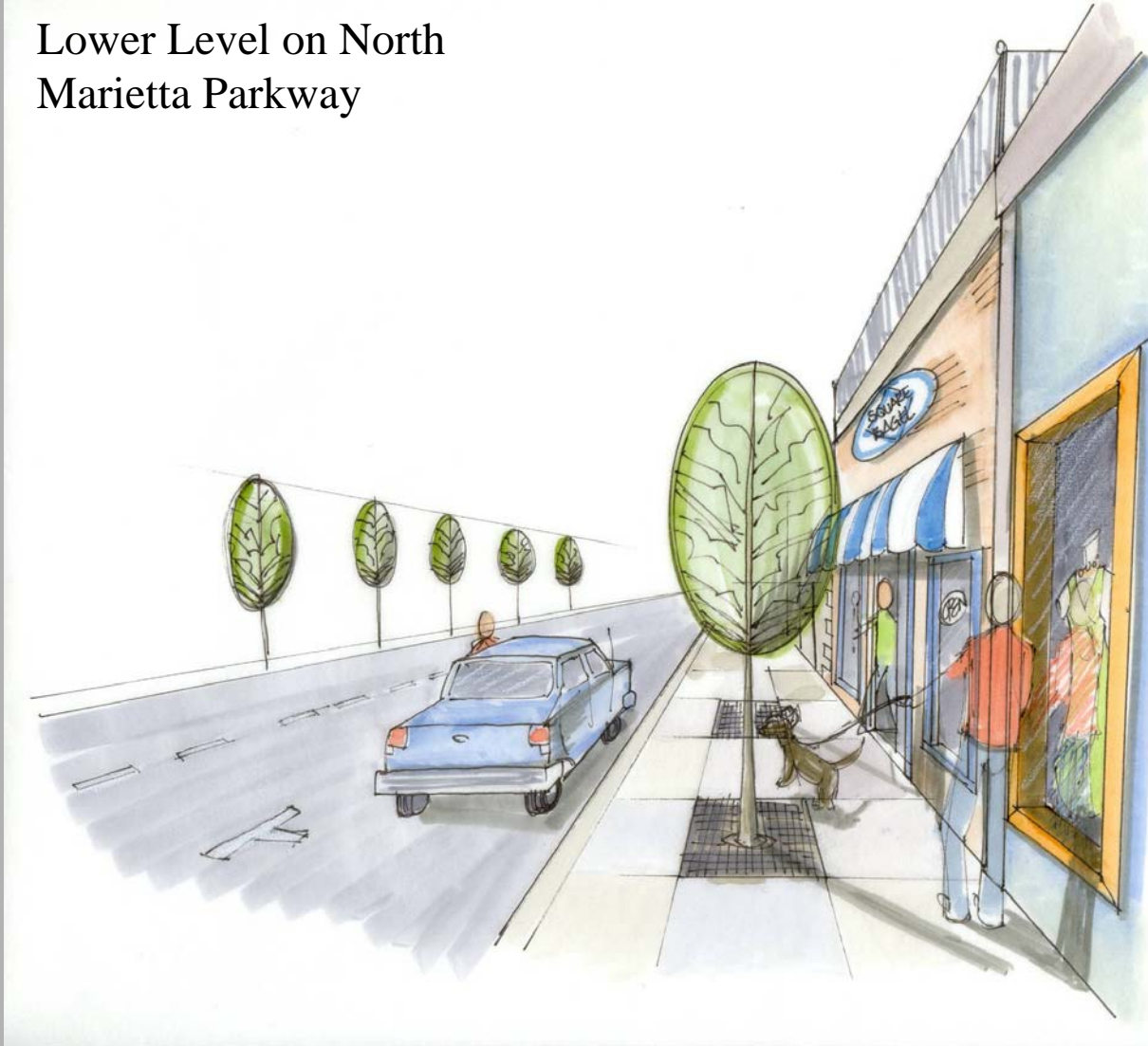
Cultural Threshold



Elevation of the Hotel Area

Cultural Threshold

Lower Level on North
Marietta Parkway



Cultural Threshold



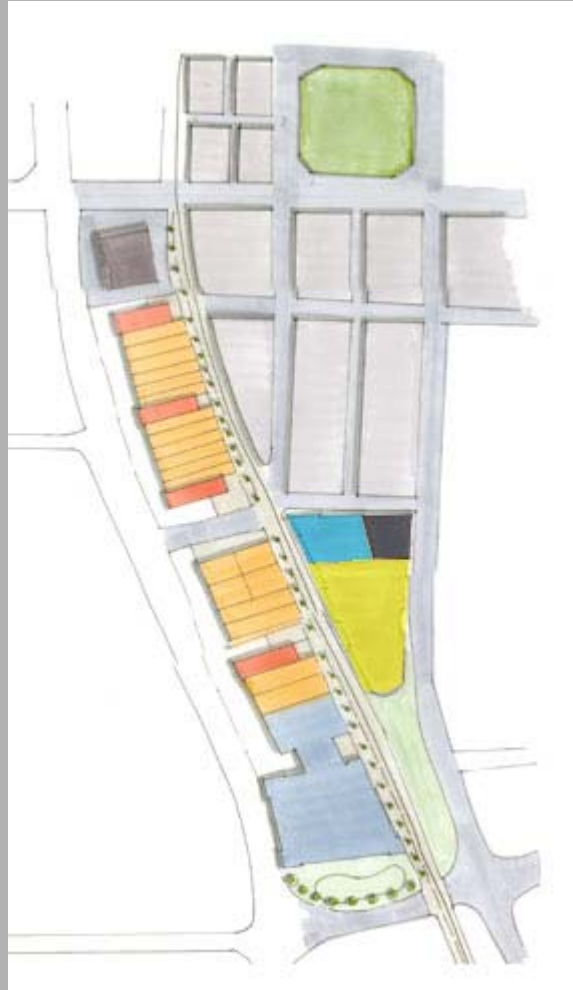
View Down the Railroad from Whitlock

Cultural Threshold



Add housing to upper levels on the Square to keep people there at all times and liven the area at night.

Other Masterplanning Proposals



-  Grocery Store
-  Parking Deck
-  Townhomes